

TO THE MEMBERS OF THE PLANNING BOARD:

Maria H. Mack, Chair	John A. Riendeau, Vice Chair	J. Eric Scherer	Pamela B. Rubinoff
Elise A. Torello	Joseph T. Murphy	F. Steven DiMasi	

ALSO: The Honorable Town Council

Stephen A. Alfred, Town Manager – ex officio member
Kristen Stringfellow, Superintendent of Schools – ex officio member
Michael Ursillo, Town Solicitor
Amy Goins, Special Legal Counsel
L. Vincent Murray, Director of Planning
Dennis Vinhateiro, Principal Planner
Douglas McLean, Senior Planner
Jeffrey O’Hara, Building Official
Dale Holberton, Town Clerk
Jon Schock, Director of Public Services
Joshua Rosen, Town Engineer
Patricia A. Sunderland, Director of Finance
Dorian Boardman, Conservation Commission Chair
Peter Nunes, Historic District Commission Chair
Larry Fish, Economic Development Commission Chair

A regular meeting of the South Kingstown Planning Board will be held on **Tuesday, May 10, 2016**, at 7:00 p.m. in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield.

A. ROLL CALL

B. CONSENT AGENDA (CA)

C. APPROVAL OF MINUTES:

- (CA) **April 12, 2016 Regular Meeting**
- (CA) **April 19, 2016 Work Session**

All items listed with (CA) are to be considered routine by the Planning Board and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board, or a member of the public so requests, in which event the item will be removed from **Consent Agenda (CA)** consideration and considered in its normal sequence on the agenda.

POSTED: May 4, 2016

D. LAND DEVELOPMENT PROJECTS:

- 1. MAJOR LAND DEVELOPMENT PROJECT PUBLIC HEARING ON A REQUEST TO AMEND PRELIMINARY PLAN APPROVAL – South County Trail Major Land Development Project**, a request to amend Preliminary Plan Approval to allow two of the three required affordable units to be located off-site, 5A Builders, LLC, developer
- 2. PRELIMINARY PLAN REVIEW – Sweet Family Subdivision**, a proposed three-lot subdivision, existing street frontage, AP 57-4, Lot 229, located on the easterly side of Woodruff Avenue approximately 1,300 feet south of Robinson Street, The Ruth W. Sweet Family Trust, owner / applicant
- 3. PRELIMINARY PLAN REVIEW – St. Mary’s Church Minor Subdivision**, a proposed four-lot subdivision, existing street frontage, AP 83-3, Lot 191, located on the northerly side of Matunuck School House Road extending approximately 560 feet from the intersection of Holly Road to the Charlestown Town line, St. Mary’s Church Corporation, owner / applicant

E. DEVELOPMENT PLAN REVIEW:

- 1. PRE-APPLICATION REVIEW – 84 Old Tower Hill Road**, a proposed 25,952 square foot self-storage facility, AP 57-2, Lot 60, located at the rear of 84 Old Tower Hill Road, Fred W. Smith, Inc., owner, Bluedog Capital Partners, LLC, applicant

F. SPECIAL ITEMS:

- 1. (CA) MAJOR LAND DEVELOPMENT PROJECT CONCEPTUAL MASTER PLAN DRAFT DECISION – Silver Lake Cottages Multi-Household Land Development Project, Elderly Only** - a proposed seven-unit development comprised of one four-unit structure and one three-unit structure, (two existing units), requested waivers of front yard setback and minimum distance between buildings, AP 57-4, Lot 44, located at 361 Woodruff Avenue, Robert and Susan Clendenen, owners, Paul Schurman Contractors, Inc. and Arcaseum, LLC, applicants
- 2. (CA) ORDER OF NOTICE RESCHEDULING A PRELIMINARY PLAN PUBLIC HEARING - Tower Hill Road Condominiums Multi-Household Land Development Project**, a proposed five-unit

G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during April 2016

None were recorded.

MINOR SUBDIVISIONS recorded during April 2016

None were recorded.

MAJOR SUBDIVISIONS recorded during April 2016

None were recorded.

TRC DEVELOPMENT PLAN APPROVAL – APRIL 27, 2016

EXISTING CELLULAR COMMUNICATIONS ANTENNA ARRAY UPGRADE – proposed equipment upgrade of existing antenna arrays at existing elevation on the United Water storage tank, AP 55-2, Lot 23, located on the westerly side of South Road diagonally across (southerly) from Allen Avenue, Front Street Realty Corporation, owner, T-Mobile Northeast, LLC, applicant

H. CORRESPONDENCE

I. ADJOURNMENT

CONSENT AGENDA (CA) ITEMS FOR 05/10/16
PLANNING BOARD AGENDA

C. APPROVAL OF MINUTES:

(CA) **April 12, 2016 Regular Meeting**

(CA) **April 19, 2016 Work Session**

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated May 5, 2016:

F. SPECIAL ITEMS:

1. (CA) **MAJOR LAND DEVELOPMENT PROJECT CONCEPTUAL MASTER PLAN DRAFT DECISION – Silver Lake Cottages Multi-Household Land Development Project, Elderly Only** - a proposed seven-unit development comprised of one four-unit structure and one three-unit structure, (two existing units), requested waivers of front yard setback and minimum distance between buildings, AP 57-4, Lot 44, located at 361 Woodruff Avenue, Robert and Susan Clendenen, owners, Paul Schurman Contractors, Inc. and Arcaseum, LLC, applicants
2. (CA) **ORDER OF NOTICE RESCHEDULING A PRELIMINARY PLAN PUBLIC HEARING - Tower Hill Road Condominiums Multi-Household Land Development Project**, proposed five-unit condominium development, AP 50-4, Lot 20, located on the westerly side of Tower Hill Road approximately 600 feet south of Hampton Way, 5A Builders LLC, owner / applicant

G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during April 2016

None were recorded.

MINOR SUBDIVISIONS recorded during April 2016

None were recorded.

MAJOR SUBDIVISIONS recorded during April 2016

None were recorded.

TRC DEVELOPMENT PLAN APPROVAL – APRIL 27, 2016

EXISTING CELLULAR COMMUNICATIONS ANTENNA ARRAY UPGRADE – proposed equipment upgrade of existing antenna arrays at existing elevation on the United Water storage tank, AP 55-2, Lot 23, located on the westerly side of South Road diagonally across (southerly) from Allen Avenue, Front Street Realty Corporation, owner, T-Mobile Northeast, LLC, applicant

NOTE: In accordance with the South Kingstown Planning Board By-laws, Article IV, Section 1: “No items shall be placed on the agenda unless all required documentations have been submitted. Later additions to an agenda must be approved by all members present at the meeting.”

INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL TTD (401) 792-9642 AT LEAST 72 HOURS IN ADVANCE OF THE MEETING DATE.